



**Albert Square London E15 1HH**

**Spacious One Bedroom Split Level Flat With Separate W/c and a Courtyard Garden £235,000 L/H**



David Daniels property services are delighted to offer for sale this, spacious split level flat with a remaining lease term of 107 years.

The property is ideally situated within a short walk to Maryland station and comprises of a one double bedroom, lounge, kitchen, bathroom with a separate w/c and a courtyard garden.

The property would make for an ideal first time purchase or a buy to let investment with a potential rental income of £1400.00 per calendar month.

Please note: The bedroom and bathroom are situated at basement level.



**Entrance Via:**  
communal door to communal hallway - door to:

**Living Room:**



two double glazed windows - stairs descending to hallway- radiator - power points - wood effect floor covering - door to w/c - opening to kitchen:

**kitchen**



wall mounted Vaillant boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer- built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine - tiled splash backs - wood effect floor covering.

**w/c**



low flush w/c - pedestal wash basin with mixer taps - wood effect floor covering.

**Hallway:**  
storage cupboard - carpet to remain - door to:

**Bathroom:**



wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin with mixer taps - low flush w/c - tiled walls - heated towel rail - wood effect floor covering.

**Bedroom:**



radiator - power points - wood effect floor covering - sliding doors to courtyard garden:

**Courtyard Garden**



**Additional Information:**

Additional Information:  
The lease has 108 Years remaining.  
The current service charge is £1250 per annum and is reviewed yearly.  
The ground rent is £250. per annum from and including 1st January 2006 to 31 December 2031  
£500 per annum from 1 January 2031 to 31 December 2056

£1,000 per annum from 1 January 2056 to 31 December 2081  
£2,000 per annum from 1 January 2081 to 31 December 2106  
£4,000 per annum from 1 January 2106 to the end of the term  
Council Tax London Borough of Newham Band B  
Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

#### **Disclaimer**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

#### **Mortgage**

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

#### **Opening hours**

Monday and Friday: 8.30 am - 6.00 pm  
Tuesday to Thursday: 8.30 am - 7.00 pm  
Saturday: 9.30 am - 5.00 pm

#### **Referral Services**

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Knight Richardson Solicitors £200.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

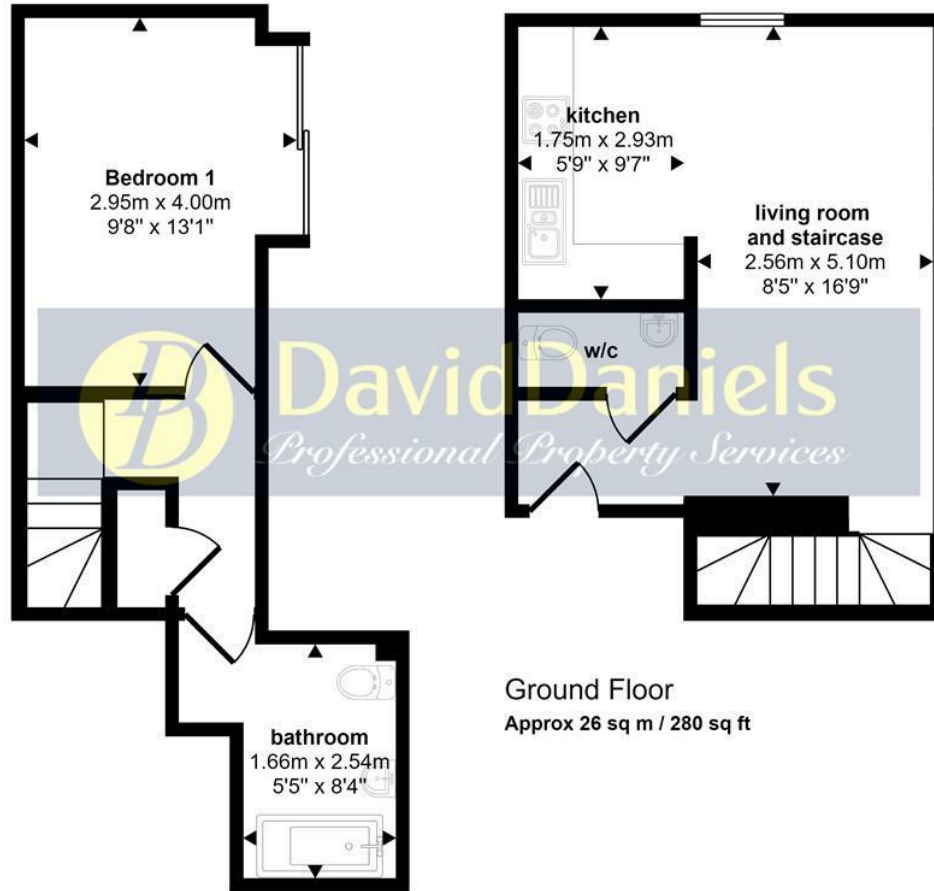
Please get in touch should you require a quotation and we will be pleased to organise this for you.

#### **Viewing**

To view this property please call us to make an appointment on 020 8555 3521.



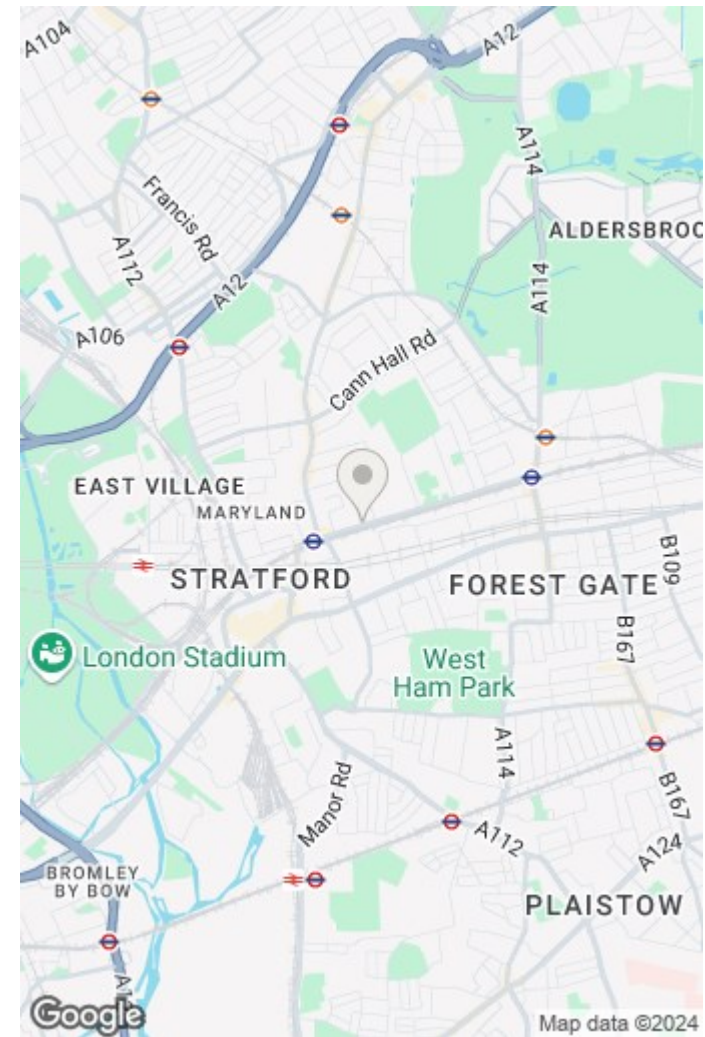
Approx Gross Internal Area  
48 sq m / 522 sq ft



**Lower Ground Floor**  
Approx 22 sq m / 241 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Stratford Office:**  
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